

# Bit Market Services

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Societa' : PRELIOS SGR

Identificativo : 61325

Informazione  
Regolamentata

Nome utilizzatore : PRELIOSGRN07 - Baggetti

Tipologia : IRAG 02

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*Testo del comunicato*

Vedi allegato.



**PRESS RELEASE**

**PRELIOS SGR: APPROVED HALF-YEAR REPORT  
AT 30 JUNE 2015 OF TECLA FONDO UFFICI**

- THE BOD RESOLVED TO REIMBURSE EQUITY FOR 10.0 MILLION EURO, EQUAL TO EURO 15.47 PRO QUOTA
  
- NAV 253.974 EURO PER UNIT; TOTAL NAV EURO 164.2 MLN<sup>1</sup>

*Milan, 28 July 2015* – The Board of Directors of **Prelios SGR**, held on today's date, approved the report at 30 June 2015 of the listed real estate fund Tecla Fondo Uffici.

From placement date in March 2004, the Fund has achieved an **average annual dividend yield of 9.0%** (vs. 5.5% target) and **NAV is 253.974 euro per unit**. On 30 June 2015 the Stock price per unit is equal to 127.9 euro.

The Board of Directors of Prelios SGR, also, resolved to reimburse equity for 10.0 million euro, equal to euro 15.47 pro quota.

The units of Tecla - Fondo Uffici will trade ex coupon as of 17 August 2015.

Payment will be made with value date 19 August 2015.

The Fund's operating result is equal to 3.6 million euro, net of unrealized capital losses/gains.

It should be noted that, during the semester, the Fund has finalized two disposals selling overall seven properties, located in Milan (Via Giovanni Antonio Plana 38), Cassina de' Pecchi (MI) (Via L. da Vinci SNC), Monza (Via Molise SNC), Rome (Via delle Conce SNC), Parma (Via Po n. 7), San Remo (IM) (Via G. Borea SNC) and Pavia (Via Taegio n. 3).

Following the partial reimbursement resolved upon on today's date, the proceeds paid out and the units reimbursed by the Fund from placement date will amount to Euro 617.81 per unit, equal to 122% of the equity initially paid in by investors.

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For further information on the annual report at 30 June 2015 of the listed fund Tecla Fondo Uffici reference should be made to the financial notice to be published on 29 July 2015 in the daily newspapers "Corriere della Sera" and "Il Sole 24 Ore". The afore-mentioned report and the relevant estimate report of the fund's assets drafted by the independent appraisers will be made available at the offices of Prelios SGR, Borsa Italiana, the Depositary Bank,

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<sup>1</sup> Estimate by independent appraiser CBRE Valuation S.p.A..

State Street Bank GmbH, Italy branch, and on the websites at [www.preliossg.com](http://www.preliossg.com) and [www.fondotecla.com](http://www.fondotecla.com).

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## Annexes

### Tecla Fund Report

#### Statement of Financial Position

ASSETS	As at 30/06/2015		As at 31/12/2014	
	Total Value (Euro)	Percent. on assets	Total Value (Euro)	Percent. on assets
<b>A. FINANCIAL INSTRUMENTS</b>	162.074	0,06	0	0,00
<b>Non listed financial instruments</b>	0	0,00	0	0,00
A1. Controlling investments				
A2. Non controlling investments				
A3. Other equity securities				
A4. Bonds				
A5. Units of O.I.C.R. (UCITS)				
<b>Listed financial instruments</b>	0	0,00	0	0,00
A6. Equity securities				
A7. Bonds				
A8. Units of O.I.C.R. (UCITS)				
<b>Derivatives</b>	162.074	0,06	0	0,00
A9. Margins with settlement and guarantees bodies				
A10. Listed options, premiums or other derivatives				
A11. Non listed options, premiums or other derivatives	162.074			
<b>B. REAL ESTATE AND REAL PROPERTY RIGHTS</b>	256.228.714	87,60	331.883.771	97,74
B1. Rented real estate properties	132.200.500	45,19	262.904.778	77,42
B2. Leased real estate properties				
B3. Other real estate properties	124.028.214	42,40	68.978.993	20,31
B4. Real property rights				
<b>C. RECEIVABLES</b>	0	0,00	0	0,00
C1. Receivables bought for securitisation transactions				
C2. Other				
<b>D. BANK DEPOSIT</b>	0	0,00	0	0,00
D1. On demand				
D2. Other				
<b>E. OTHER ASSETS</b>	0	0,00	0	0,00
<b>F. NET CASH POSITION</b>	31.541.534	10,78	5.266.580	1,55
F1. Cash on demand	31.541.534	10,78	5.266.580	1,55
F2. Cash to be received from transactions to be settled				
F3. Cash committed for transactions to be settled				
<b>G. OTHER CURRENT ASSETS</b>	4.579.960	1,57	2.421.739	0,71
G1. Receivables for repo and other similar transactions				
G2. Prepayment and accrued income	1.310.658	0,45	1.519.605	0,45
G3. Tax credits				
G4. Other	3.269.302	1,12	902.134	0,27
<b>TOTAL ASSETS</b>	<b>292.512.282</b>	<b>100,00</b>	<b>339.572.090</b>	<b>100,00</b>

  

LIABILITIES AND NET ASSET VALUE	As at 30/06/2015 (Euro)	As at 31/12/2014 (Euro)
<b>H. LOANS RECEIVED</b>	117.652.195	166.604.286
H1. Mortgage loans	117.652.195	166.604.286
H2. Reverse repo and other similar transactions		
H3. Other		
<b>I. DERIVATIVES</b>	0	0
I1. Listed options, premiums or other derivatives		
I2. Listed options, premiums or other derivatives	0	0
<b>L. DEBTS TO INVESTORS</b>	0	0
L1. Earnings to be distributed		
L2. Other debts to investors		
<b>M. OTHER LIABILITIES</b>	10.642.756	8.184.764
M1. Commissions and other charges due but not paid	0	
M2. Tax debts	54.189	36.868
M3. Accruals and deferred charges	916.639	846.799
M4. Other	9.671.928	7.023.533
<b>TOTAL LIABILITIES</b>	<b>128.294.951</b>	<b>174.789.050</b>
<b>TOTAL NET ASSET VALUE OF THE FUND</b>	<b>164.217.331</b>	<b>164.783.040</b>
<b>Number of issued Units</b>	<b>646.590</b>	<b>646.590</b>
<b>Net asset value per Unit</b>	<b>253,974</b>	<b>254,849</b>
<b>Proceeds distributed per Unit <sup>1</sup></b>	<b>384,05</b>	<b>384,05</b>
<b>Reimbursement or proceeds distributed per Unit <sup>1</sup></b>	<b>218,29</b>	<b>213,66</b>

(1) This is the amount actually distributed since the Fund has commenced operations by way of income and partial reimbursement of units. The net asset value of the Fund and the unit price of the outstanding units are net of these amounts.

## Investment management results

Euro	As at		As at	
	01/01/2015-31/03/2015		01/01/2014-30/06/2014	
<b>A. FINANCIAL INSTRUMENTS</b>				
Non listed financial instruments	0		0	
<b>A1. EQUITY INVESTMENTS</b>	0		0	
A1.1 dividends and other income				
A1.2 profit/loss on sales				
A1.3 gains/losses				
<b>A2. OTHER NON LISTED FINANCIAL INSTRUMENTS</b>	0		0	
A2.1 interests, dividends and other income				
A2.2 profit/loss on sales				
A2.3 gains/losses				
Listed financial instruments	0		0	
<b>A3. LISTED FINANCIAL INSTRUMENTS</b>	0		0	
A3.1 interests, dividends and other income				
A3.2 profit/loss on sales				
A3.3 gains/losses				
<b>Derivatives</b>	<b>(20.426)</b>		<b>(422.968)</b>	
<b>A4. DERIVATIVES</b>	<b>(20.426)</b>		<b>(422.968)</b>	
A4.1 hedging instruments	(20.426)		(422.968)	
A4.2 non hedging instruments	0		0	
<b>Result from financial instruments management</b>		<b>(20.426)</b>		<b>(422.968)</b>
<b>B. REAL ESTATE AND REAL PROPERTY RIGHTS</b>				
B1. RENTS AND OTHER PROCEEDINGS	13.034.931		13.988.041	
B2. PROFIT/LOSS ON SALES	948.118		(250.000)	
B3. GAINS/LOSSES	(1.825.337)		(21.453.355)	
B4. CHARGES FOR REAL ESTATE MANAGEMENT	(4.278.296)		(4.814.299)	
B5. DEPRECIATIONS				
B6. ICI	(1.475.927)		(1.470.265)	
<b>Result from real estate management</b>		<b>6.403.489</b>		<b>(13.999.878)</b>
<b>C. RECEIVABLES</b>				
C1. interest and similar income				
C2. value increase/decrease				
<b>Result from credit management</b>		<b>0</b>		<b>0</b>
<b>D. BANK DEPOSITS</b>				
D1. interest and similar income				
<b>E. OTHER ASSETS</b>				
E1. Income				
E2. profit/loss on sale				
E3. gains/losses				
<b>Result from investment management</b>		<b>6.383.063</b>		<b>(14.422.846)</b>

Euro	As at 01/01/2015-31/03/2015		As at 01/01/2014-30/06/2014	
<b>F. RESULT FROM CURRENCY EXCHANGE</b>		0		0
F1. HEDGING TRANSACTIONS	0		0	
F1.1 Realised income/loss				
F1.2 Unrealised income/loss				
F2. NON HEDGING TRANSACTIONS	0		0	
F2.1 Realised income/loss				
F2.2 Unrealised income/loss				
F3. LIQUIDITY	0		0	
F3.1 Realised income/loss				
F3.2 Unrealised income/loss				
<b>G. OTHER MANAGEMENT ACTIVITIES</b>		0		0
G1. INCOME FROM REPO AND OTHER SIMILAR TRANSACTIONS				
G2. INCOME FROM SECURITIES LENDING TRANSACTIONS				
<b>Gross result from operations</b>		<b>6.383.063</b>		<b>(14.422.846)</b>
<b>H. FINANCIAL EXPENSES</b>		<b>(2.902.986)</b>		<b>(3.003.403)</b>
H1. INTEREST EXPENSES ON LOANS RECEIVED	<b>(2.902.986)</b>		<b>(3.003.403)</b>	
H1.1 on mortgage loans	(2.902.986)		(3.003.403)	
H1.2 on other loans				
H2. OTHER FINANCIAL EXPENSES				
<b>Net result from operations</b>		<b>3.480.077</b>		<b>(17.426.249)</b>
<b>I. MANAGEMENT COSTS</b>		<b>(1.081.786)</b>		<b>(2.472.684)</b>
I1. Management fees to SGR	(544.988)		(1.668.974)	
I2. Custodian fees	(22.195)		(34.380)	
I3. Cost for independent experts	(11.550)		(12.000)	
I4. Cost for publishing prospectus and information to the pub	(29.370)		(24.879)	
I5. Other management costs	(473.683)		(732.451)	
<b>L. OTHER REVENUES AND CHARGES</b>		<b>29.711</b>		<b>(162.985)</b>
L1. Interest income on cash on hand	27		9.212	
L2. Other revenues	58.259		11.929	
L3. Other charges	(28.575)		(184.126)	
<b>Profit/loss before taxes</b>		<b>2.428.002</b>		<b>(20.061.918)</b>
<b>M. TAXES</b>		0		0
M1. Substitute tax due for the year				
M2. Substitute tax credit for the year				
M3. Other taxes				
<b>Profit/loss for the year</b>		<b>2.428.002</b>		<b>(20.061.918)</b>

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